

SALEM TOWNSHIP BOARD OF SUPERVISORS
Mr. Richard Talanca, Mr. John Fogg Jr., Mr. Steven Fraind
38 Bomboy Lane, Berwick, PA 18603

MINUTES

December 15, 2025, Regular Meeting 6:00 PM

The Salem Township Board of Supervisors met on the above date and time in the Administration Building, 38 Bomboy Lane, Berwick, PA 18603. Present were Vice-Chairman Richard Talanca and Road Master John Fogg Jr., and Supervisor Steven Fraind. Also present were Solicitor Alicia Marinos, DPW Foreman Ed Fenton, Police Chief Michael McNeal, Zoning Officer Brian Rhone, and Manager Amy Evans.

The meeting was called to order at 6:00 PM.

Announcements

An Executive Session was held on December 3, 2025, to discuss personnel matters.

Meeting Minutes

On motion of John Fogg Jr., seconded by Richard Talanca, with Steven Fraind abstaining, the Regular Meeting Minutes of November 17, 2025, the Work Session Minutes of November 25, 2025, and the Special Meeting Minutes of December 3, 2025, were approved.

Public Comment on Agenda Items

Nate Eachus from Drums stated to the Board that Mr. Shultz sold land to the data center company. He added that the Public Utility Commission is investigating the PPL rate increases.

Correspondence

The Board reviewed the following correspondence:

- AWS Notice of Minor Modification Application (Susquehanna River Basin)
- PA DEP AWS Commence Operation for Shake Down Letter (2)
- Luzerne County Conservation AWS Minor Amendment Approval
- PA DEP General Permit Letter for Waterline Extension Project
- BATCCA Thank You Letter for Donation

Amy Evans presented the Treasurer's Report for November 2025.

Amy Evans presented the Manager's Report for November 2025.

Police Chief Michael McNeal provided his report for November 2025. Chief McNeal informed the Board that Christmas with Santa went very well, and he made a request to hire Brandon Shultz as a full-time Officer of the Department with his wages being determined by the Police Contract.

On motion of John Fogg Jr., seconded by Steven Fraind, the Board hired Brandon Shultz as a full-time Police Officer at a rate of \$29.70 per hour.

DPW Foreman Ed Fenton provided his report for November 2025. Ed informed the Board that the Park restrooms are closed, the adult swings have been installed, and they finished up with the leaf and brush pickup. He requested that the Board approve a Christmas tree pick program to run through January.

On motion of John Fogg Jr., seconded by Steven Fraind, the Board approved a Christmas Tree pickup program for January with dates to be announced.

Zoning Officer Brian Rhone provided his report for November 2025. He issued 14 zoning permits, 8 building permits, and 8 road cut permits for the month. He informed the Board that he provided them with a letter from the Planning Commission recommending approval for the SNL North, LLC Data Center Master Plan.

Engineer Rock Stahovic provided his report for November 2025. Rock informed the Board that the 2025 Paving Project was completed, as well as the survey of the Carnival Grounds.

BAJSA Representative Steven Fraind submitted a report for November 2025. Steve informed the Board that there are several customers that are more than \$10,000 in arrears.

Fire Department Fire Chief Lee Smith submitted a report for November 2025. He discussed the Audit with the Board.

EMA Director Tim Belles had nothing to report.

Shade Tree Commission member Brian Wieners had nothing to report.

Old Business:

Vacant Lot E. 8th Street

The Board discussed a possible soccer field at the location. It was determined that there would not be enough space necessary for parking.

On motion of John Fogg Jr., seconded by Steven Fraind, the Board declined to make an offer to purchase the property.

74 Walnut Drive Survey

The Board reviewed survey proposals.

On motion of Richard Talanca seconded by John Fogg Jr., the Board tabled a decision until the work session to obtain clarification on the proposals.

74 Walnut Drive Cameras

On motion of Steven Fraind seconded by John Fogg Jr., the Board approved the installation of cameras at 74 Walnut Drive.

New Business:

Barry Isett 2026 Municipal SEO Rates

The Board received Sewer Enforcement rates from Barry Isett for 2026 to review for the Reorganization Meeting.

Preliminary/Final Conditional Approval of the SNL North, LLC. Master Plan

The Board heard from representatives from QTS and the Township Engineer and opened the floor for public comment.

On motion of John Fogg Jr., seconded by Steven Fraind, the Board closed public comment on the matter.

The Board moved on to the other Agenda items.

Dynamic Energy

The Board heard from Spencer Eriky from Dynamic Energy concerning their commercial solar project.

On motion of John Fogg Jr., seconded by Richard Talanca, with Steven Fraind abstaining, the Board approved a Community Benefit Agreement, Decommission Agreement and the Operations and Maintenance Agreement for the Route 11 Solar LLC.

Change All 2026 Work Sessions to 6:00 PM

On motion of John Fogg Jr., seconded by Steven Fraind, the Board changed the time of all work sessions to begin at 6:00 p.m.

The manager shall readvertise the 2026 meetings accordingly.

Preliminary/Final Conditional Approval of the SNL North, LLC. Master Plan

On motion of John Fogg Jr., seconded by Steven Fraind, the Board approved the SNL North, LLC. Data Center Master Plan with the following waivers as recommended by the Planning Commission:

“1. Section 301.c – to allow the preliminary plan submission to be combined in a single preliminary/final application

We take no exception to this request for the master plan submission.

2. Section 405.1 – to allow plans larger than 50 scale for properties over two acres.

We take no exception to this request for the master plan submission.

3. Section 504.a – to allow plans larger than 50 scale for properties over two acres.

We take no exception to this request for the master plan submission.

4. Section 504.a – to allow plans larger than 50 scale for properties over two acres (ALTA survey).

We take no exception to this request for the master plan submission.

5. Section 815.2 – to allow for cul-de-sac streets to exceed 800 feet in length and to furnish access to more than 15 dwelling units.

Portion of Cemetery Road and Market Street are being proposed to be vacated. Cul-de-sac bulbs will be installed to still maintain access to those streets for those residents. The streets are existing and at the point of vacation, the street would be longer than 800 feet and furnish access to more than 15 dwelling units.

We take no exception to this request as continued access to the dwelling units would still be provided.

6. Section 902.9 – to not show sidewalks external to site.

We take no exception to this request as sidewalks do not currently exist in these areas.”

For the Good of the Township

Gary Olenick suggested that the Township upgrade the PA system.

Nathan Eachus expressed concern over explosion risks at the nuclear power plant.

With no further business, the meeting adjourned at 8:02 PM.

Respectfully submitted,

Amy Evans, Manager